

FORM-3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 26.12.2018

To,
M/s. Kayji Real Estate Pvt. Ltd.
Anand Bhavan, Old Station Road,
Margao, Goa.

Subject: Certificate of Cost incurred for development of Kayji Palladium for construction of residential/commercial building with three wing of the single phase situated on the PTS No. 224, Chalta No. 5 demarcated by its boundaries (latitude and longitude of the end points) latitude 15 16' 21.39N, longitude 73 58' 45.16E to the North, latitude 15 16' 18.35N, longitude 73 58' 45.45E to the South, latitude 15 16' 19.53N, longitude 73 58' 46.63E to the East, latitude 15 16' 20.10N, longitude 73 58' 44.63E to the West of Margao Municipality, Taluka Salcete, District South Goa, PIN 403601 admeasuring 3980 sq. mts. area being developed by Kayji Real Estate Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

I, Vidhyadhar S. Sinai Kakodkar have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under Goa RERA, being residential/commercial building with three wings of the single phase situated on the PTS No. 224 of Chalta No. 5 of Margao Municipality, Taluka Salcete, District South Goa, PIN 403601 admeasuring 3980 sq. mtrs. area being developed by Kayji Real Estate Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:
 - i) Shri. Milind Arsekar as Architect;
 - ii) Shri. Vidhadhar Kakodkar as Structural Consultant;
 - iii) Shri. Milind Arsekar as Quantity Surveyor.
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate of the Civil, MEP and Allied works of the Building of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Milind Arsekar Quantity Surveyor* appointed by

Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by us.

3. We estimate total estimated cost of completion of the building of the aforesaid project under reference as Rs. 20,47,60,000/- (total of table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining ~~Occupation Certificate~~/completion for the building from the South Goa Planning & Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 11,28,02,471/-. The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The balance cost of completion of the Civil, MEP and allied works of the Building of the subject project to obtain ~~Occupation Certificate~~/Completion Certificate from South Goa Planning & Development Authority (Planning Authority) is estimated at Rs. 9,19,57,529/- (Total of table A and B).
6. I certify that the cost of the Civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total estimated cost of the building/wing A as on 26.12.2018	20,12,40,000
2	Cost incurred as on 26.12.2018 (based on estimated cost)	11,28,02,471
3	Work done in Percentage (as percentage of the estimated cost)	56.05%
4	Balance cost to be incurred (based on estimated cost)	8,84,37,529
5	Cost incurred on additional/extra items as on 26.12.2018 not included in the estimated cost (Annexure A)	NIL

Table B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 26.12.2018 date of Registration is	Rs. 35,20,000/-
2	Cost incurred as on 26.12.2018 (Based on the Estimated cost)	Rs. 0.0/-

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3	Work done in percentage (As percentage of the estimated cost)	0.0
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs 35,20,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

Yours faithfully,



Signature of Engineer

(Licence No. _____)

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TCP REG. No.: SE/0042/2010

Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*)Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible or the quantity calculated should be mentioned at the place marked(*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/ to be incurred.
5. All components of work with specifications are in dilative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with cost
(Which were not part of the original Estimate of Total Cost)

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